

FOR SALE 615 N BACK RIVER ROAD

Hampton, VA 23669



N BACK RIVER ROAD

RIP RAP RD

CSX RAIL

PRICE REDUCED



THALHIMER

PROPERTY FEATURES

SALE PRICE:	\$2,300,000 \$1,750,000
TOTAL SF OF USABLE BUILDINGS:	13,571 SF
TOTAL SITE SIZE:	± 4.1 ACRES
ZONING:	R-9 and M-3
UTILITIES:	ALL UTILITIES
LOCATION:	I-64 EAST BOUND RIP RAP RD EXIT
ACCESS:	FROM N. BACK RIVER ROAD & MAPLEWOOD ST

HIGHLIGHTS



PROXIMITY
COVENIENT TO
SHIPYARD FACILITIES
& I-64



YARD AREA
FENCED AND
STABILIZED



HEAVY POWER
3 - PHASE



LOADING
GRADE-LEVEL DOORS

BUILDING HIGHLIGHTS



OFFICE

1,967 SF, freestanding building, 6 offices, mens and womens restroom, kitchen, and reception area

BUILDING 1

2,400 SF, 40x60 with 16' eve height, (3) 14x14 rollup doors, (2) personnel doors, 400k Btu natural gas heater, roof exhaust fans, insulated, wired with LED lights and receptacles

BUILDING 2

1,440 SF 24x60 with 14' eve height, (1) 14x14 rollup door,(1) personnel door, 400k Btu natural gas heater, roof exhaust fans, insulated, wired with LED lights and receptacles

BUILDING 3

1,440 SF, 24x60 with 14' eve height, (1) 14x14 rollup door, (1) personnel door, 400k btu natural gas heater, roof exhaust fans, insulated, wired with LED lights and receptacles

BUILDING 4

2,400 SF, 40x60 with 16' eve height, (3) 14x14 rollup doors, (2) personnel doors, 400k btu natural gas heater, roof exhaust fans, wired with LED lights and receptacles

BUILDING A

2,100 SF, 30x70 Addition beside tunnel, cinderblock, new concrete pad, 14x14 rollup door, metal personnel door, wired with LED Lights and receptacles, 80K btu natural gas heater

TUNNEL

2,024 SF, Tunnel is wired with LED Lights and receptacles, 220 plugs for compressors and welder, 400k Btu natural gas heater, 14x14 rollup door at the front end of the tunnel.

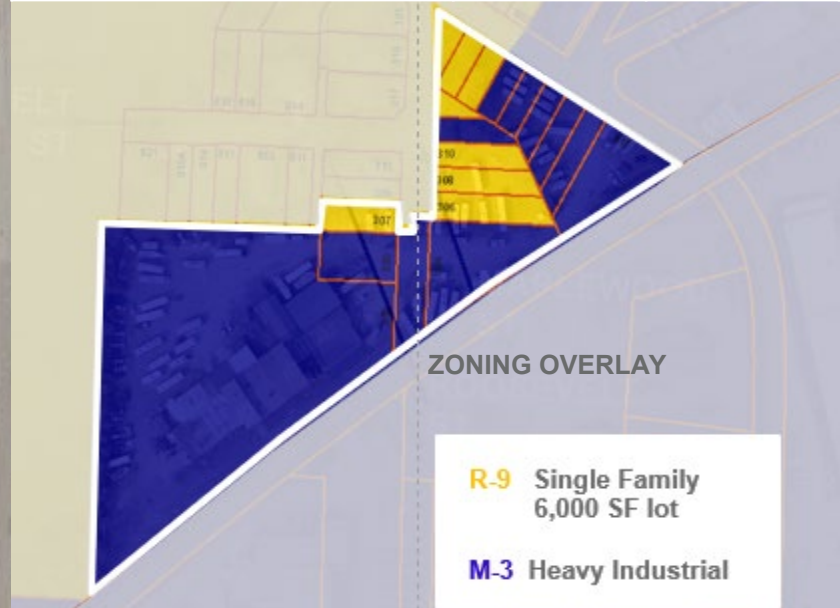


PARCEL MAP

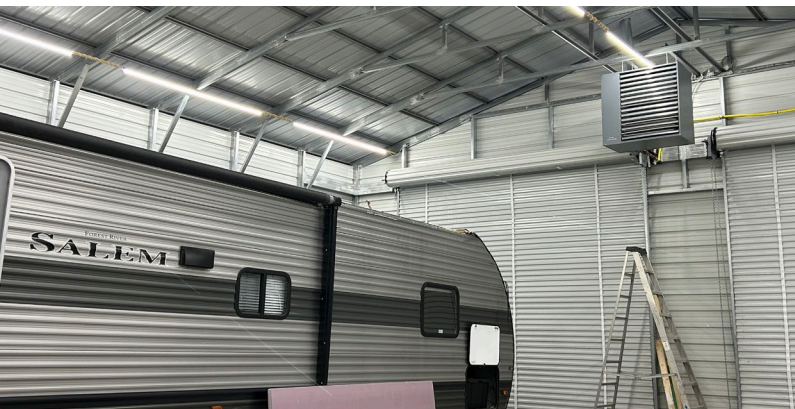


± 4.1 ACRES

PROPERTY ADDRESS	Zoning	Label
615 N. Back River Road	R-9	B
607 N. Back River Road	R-9	A
615 N. Back River Road	R-9	C
307 Mapplewood Street	R-9	D
314 Mapplewood Street	R-9	E
306 Mapplewood Street	R-9	F
308 Mapplewood Street	R-9	G
310 Mapplewood Street	R-9	H
615 N. Back River Road	M-3	I
304 Mapplewood Street	M-3	J
303 Mapplewood Street	M-3	K
N. Back River Road	M-3	L
N. Back River Road	M-3	M
N. Back River Road	M-3	N
N. Back River Road	M-3	O
305 Mapplewood Street	M-3	P
312 Mapplewood Street	M-3	Q
607 N. Back River Road	M-3	R



PROPERTY PHOTOS



LOCATION MAP



CONTACT

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